APPLIED VALUATION SERVICES

VantagePoint - Exterior BPO

Loan # 002849

Subject Property

Loan #	002849	**Inspection Type:**	Drive By	**Inspection Date**	02/12/2026
Order #	002849	**House appears to be**	☑ Occupied ☐ Vacant/Secured ☐ Vacant/Unsecured		
Property Address:	1606 West Mistletoe Avenue			**Borrower**	Sample Borrower
City/State/Zip	SAN ANTONIO, TX 78201			**Client Name**	Sample Client
Company Name:	Sample Company			**Agent Name:**	Sample Agent
Phone #:	(000) 000-0000			**Email:**	sample@email.com
APN:	00000000			**Taxes:**	8590
Lender:	Sample Lender			**Lender Address:**	Sample Lender Address

General Market Conditions

Market Conditions	☐ Depressed ☐ Slow ☑ Stable ☐ Improving ☐ Excellent
Employment Conditions	☐ Declining ☑ Stable ☐ Increasing
Property Values	☐ Declining ☑ Stable ☐ Increasing
Predominant occupancy in the market area	☑ Owner Occupied ☐ Rental / Investment ☐ Commercial ☐ Vacant
Available Comparable Listings	☑ Normal Supply ☐ Over Supply ☐ Shortage
# of REO or Corporate Owned competing listings within 5 miles	3
Approximate number of comparable units for sale within 5 miles:	0
Number of boarded up homes within view of the subject	0

Neighborhood Comments Comps selected for this report are all settled properties within the subjects market considered to be the best available at the time of the inspection and good indicators of market value. Note that overall market Condition has been taken into account in arriving at final opinion of value. Current recent sales, under contract sales and active listings have been considered.

Subject Marketability

Range of values in the neighborhood:	265000	**To**	**490000**
The subject is an	☐ Over Improvement ☐ Under Improvement ☑ Appropriate improvement for the neighborhood		
Normal marketing time (days) in the area is	90		
Are all types of financing available for the property?	☑ Yes ☐ No	**If no, explain**	
Has the property been on the market in the last 12 months?	☐ Yes ☑ No	**Last List Price**	
Listing Company:		**Listing Company Phone:**	
Unit type:	☐ SF Detached ☐ SF Attached ☐ Condo ☐ Townhouse ☑ 2 Unit ☐ 3 Unit ☐ 4 Unit ☐ Co-Op ☐ Modular ☐ Mobile Home ☐ Vacant Land ☐ Other		

Marketability Comments Comps selected for this report are all settled properties within the subjects market considered to be the best available at the time of the inspection and good indicators of market value. Note that overall market Condition has been taken into account in arriving at final opinion of value. Current recent sales, under contract sales and active listings have been considered.

If condo or other association exists:	☐ Monthly ☐ Annually ☐ NA	**Current?**	☐ Yes ☐ No ☐ NA
HOA Fees/mo. $			
HOA Fee Includes:	☐ Insurance ☐ Landscaping ☐ Pool ☐ Tennis	**Other:**	
Association Contact:		**Phone #:**	

Comparable Sales

	Subject	Sale #1	Sale #2	Sale #3
Address	1606 West Mistletoe Avenue	1632 W Olmos Dr	330 Natalen	1317 W French Place
City	SAN ANTONIO	San Antonio	San Antonio	San Antonio
Zip Code:	78201	78201	78209	78201
Data Source	Tax	MLS	MLS	MLS
Proximity		1.31	3.45	0.56
Orig List Date		05/12/2025	12/16/2024	05/07/2025
Original List Price		295000	359000	339700
Last List Price		295000	359000	339700
Sale Date		06/27/2025	02/20/2025	11/12/2025
Sale Price		286500	315000	315000
DOM	0	33	45	184
Source of Funds		Conventional	Conventional	FHA
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	2508	2103	2028	1884
Actual Age	96	97	90	102
Lot Size (Sq.Ft.)	0.15	0.13	0.22	0.18
Rooms/Bed/Bath/HalfBath	8/4/2/0	10/5/2/1	8/4/2/0	7/3/2/0
Design	2 Story	2 Story	2 Story	1 Story
View/Comparison	None	None/Similar	None/Similar	None/Similar
Number of Units	2	2	2	2
Basement Type	None	None	None	None
Basement (Sq.Ft.)	0	0	0	0
Parking Type	None/Open Parking	Detached Garage	Carport	None/Open Parking
# Parking Stalls	2	2	4	2
Pool / Spa	None	None	None	None
Condition	Average	Average	Average	Average
Overall Comparability		Good	Best	Better

Comparable Sales Comments

Provide comments on positives and negatives between the subject and comparable sales.

Include your comments on the use of each sale, including distances and sale dates.

Sale 1 Similar in Lot Size, Year Built, Full Bathroom, Garage. Superior in Bedroom. Inferior in Sqft. Sale 2 Similar in Year Built, Bedroom, Full Bathroom, Garage. Superior in Lot Size. Inferior in Sqft. Sale 3 Similar in Year Built, Full Bathroom. Superior in Lot Size, Garage. Inferior in Bedroom, Sqft.

As-Repaired Sales

	Subject	Sale #1	Sale #2	Sale #3
Address	1606 West Mistletoe Avenue	215 Queen Anne	437 Queen Anne Ct	1112 Muncey
City	SAN ANTONIO	San Antonio	San Antonio	San Antonio
Zip Code:	78201	78209	78209	78208
Data Source	Tax	MLS	MLS	MLS
Proximity		3.44	3.66	3.47
Orig List Date		02/27/2025	08/20/2024	03/18/2025
Original List Price		375000	470000	415000
Last List Price		375000	400000	400000
Sale Date		04/11/2025	03/25/2025	11/19/2025
Sale Price		346500	383000	385000
DOM	0	48	154	199
Source of Funds		Cash	Conventional	Conventional
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	2508	1767	2250	2080
Actual Age	96	111	99	106
Lot Size (Sq.Ft.)	0.15	0.14	0.14	0.14
Rooms/Bed/Bath/HalfBath	8/4/2/0	9/4/2/1	10/4/2/2	8/4/2/0
Design	2 Story	1 Story	2 Story	2 Story
View/Comparison	None	None/Similar	None/Similar	None/Similar
Number of Units	2	2	2	2
Basement Type	None	None	None	None
Basement (Sq.Ft.)	0	0	0	0
Parking Type	None/Open Parking	Carport	Attached Garage	None/Open Parking
# Parking Stalls	2	2	2	4
Pool / Spa	None	None	None	None
Condition	Good	Good	Good	Good
Overall Comparability		Good	Best	Better

As-Repaired Sales Comments

Provide comments on positives and negatives between the subject and as-repaired sales.

Include your comments on the use of each as-repaired sale, including distances and sale dates.

Sale 1 Similar in Lot Size, Year Built, Bedroom, Full Bathroom, Garage. Inferior in Sqft. Sale 2 Similar in Lot Size, Year Built, Bedroom, Full Bathroom. Superior in Garage. Inferior in Sqft. Sale 3 Similar in Lot Size, Year Built, Bedroom, Full Bathroom, Garage. Inferior in Sqft.

Comparable Listings

	Subject	Listing #1	Listing #2	Listing #3
Address	1606 West Mistletoe Avenue	210 N San Jacinto	109 Blue Bonnet	1334 W Ridgewood
City	SAN ANTONIO	San Antonio	San Antonio	San Antonio
Zip Code:	78201	78207	78202	78201
Data Source	Tax	MLS	MLS	MLS
Proximity		1.84	4.11	0.96
Orig List Date		10/13/2025	08/14/2025	02/05/2026
Original List Price		335000	379999	325000
Last List Price		295000	319999	325000
Sale Date				
Sale Price				
DOM	0	107	183	8
Source of Funds				
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	2508	2230	2332	1728
Actual Age	96	88	96	80
Lot Size (Sq.Ft.)	0.15	0.10	0.12	0.13
Rooms/Bed/Bath/HalfBath	8/4/2/0	8/4/2/0	10/6/2/0	8/4/2/0
Design	2 Story	1 Story	2 Story	2 Story
View/Comparison	None	None/Similar	None/Similar	None/Similar
Number of Units	2	2	2	2
Basement Type	None	None	None	None
Basement SF / %	0	0	0	0
Parking Type	None/Open Parking	Attached Garage	None/Open Parking	Detached Garage
# Parking Stalls	2	4	2	2
Pool / Spa	None	None	None	None
Condition	Average	Good	Good	Good
Overall Comparability		Good	Best	Better

Comparable Listings Comments

Provide comments on positives and negatives between the subject and comparable listings.

Include your comments on the use of each listing, including distances and list dates.

List 1 Similar in Bedroom, Full Bathroom. Superior in Year Built, Garage. Inferior in Lot Size, Sqft. List 2 Similar in Year Built, Full Bathroom. Superior in Bedroom, Garage. Inferior in Lot Size, Sqft. List 3 Similar in Lot Size, Bedroom, Full Bathroom, Garage. Superior in Year Built. Inferior in Sqft.

Marketing Strategy

Marketing:	☐ As-Is ☐ Minimal Lender Required Repairs ☑ Repaired	**Most Likely Buyer:**	☑ Owner Occupant ☐ Investor

Repairs

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood.

Check those repairs you recommend that we perform for most successful marketing of the property.

☑	Scope of repair budget	$ 63353
☐		$
☐		$
☐		$
☐		$
☐		$
☐		$
☐		$
☐		$
	GRAND TOTAL FOR ALL REPAIRS $ 63353	
	Estimated Days to Complete Repairs: 45	
	Does Agent believe there will be a Resale Problem?	☐ Yes ☑ No

Price Opinion

The value must fall within the indicated value of the Competitive Closed Sales.

	Market Value (As-Is)	305000
	Market Value (As-Repaired)	395000
	90-Day Marketing Price: As Is	305000
	90 Day Marketing Price: Repaired	395000
	30-Day Marketing Price: As Is	300000
Fair Monthly Market Rent	3500	
Subject Land Value	87410	

Additional Comments

The value of the subject is in line with the current market trends. The comps used in this report strongly support the subject value. The value is supported by the Sold comps to arrive at a value that the subject can successfully be sold for. Due to the shortage of available comps to the subject, it was necessary to expand the proximity up to 4 miles to find like comps. The GLA varies slightly from the comparables. This does not have an effect on the value as this is due to limited comparables in that area. The subject remains strongly bracketed by these comparables and results in an accurate evaluation.

Certification

Agent Name:	Sample Agent
License #	00000
Date Report Completed:	6/16/2026 2:50:59 PM
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of	
the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.	

Subject Photos

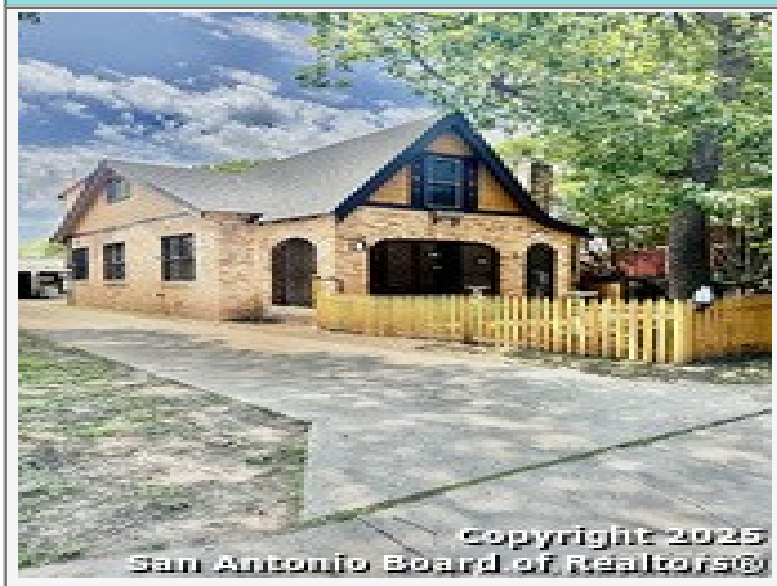
Subject Front Photo

Subject Street Photo

Subject Address Photo

Subject Rear Photo

As-Is Comparable Sale Photos



Sale 1 Photo

1632 W Olmos Dr

Sale 2 Photo

330 Natalen

Sale 3 Photo

1317 W French Place

As-Repaired Comparable Sale Photos

Sale 4 Photo

215 Queen Anne

Sale 5 Photo

437 Queen Anne Ct

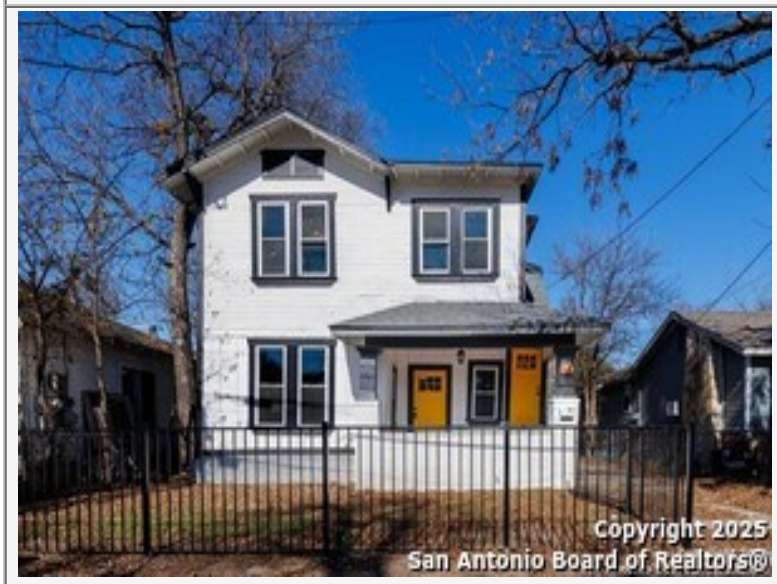
Sale 6 Photo

1112 Muncey

Comparable Listing Photos

List 1 Photo

210 N San Jacinto



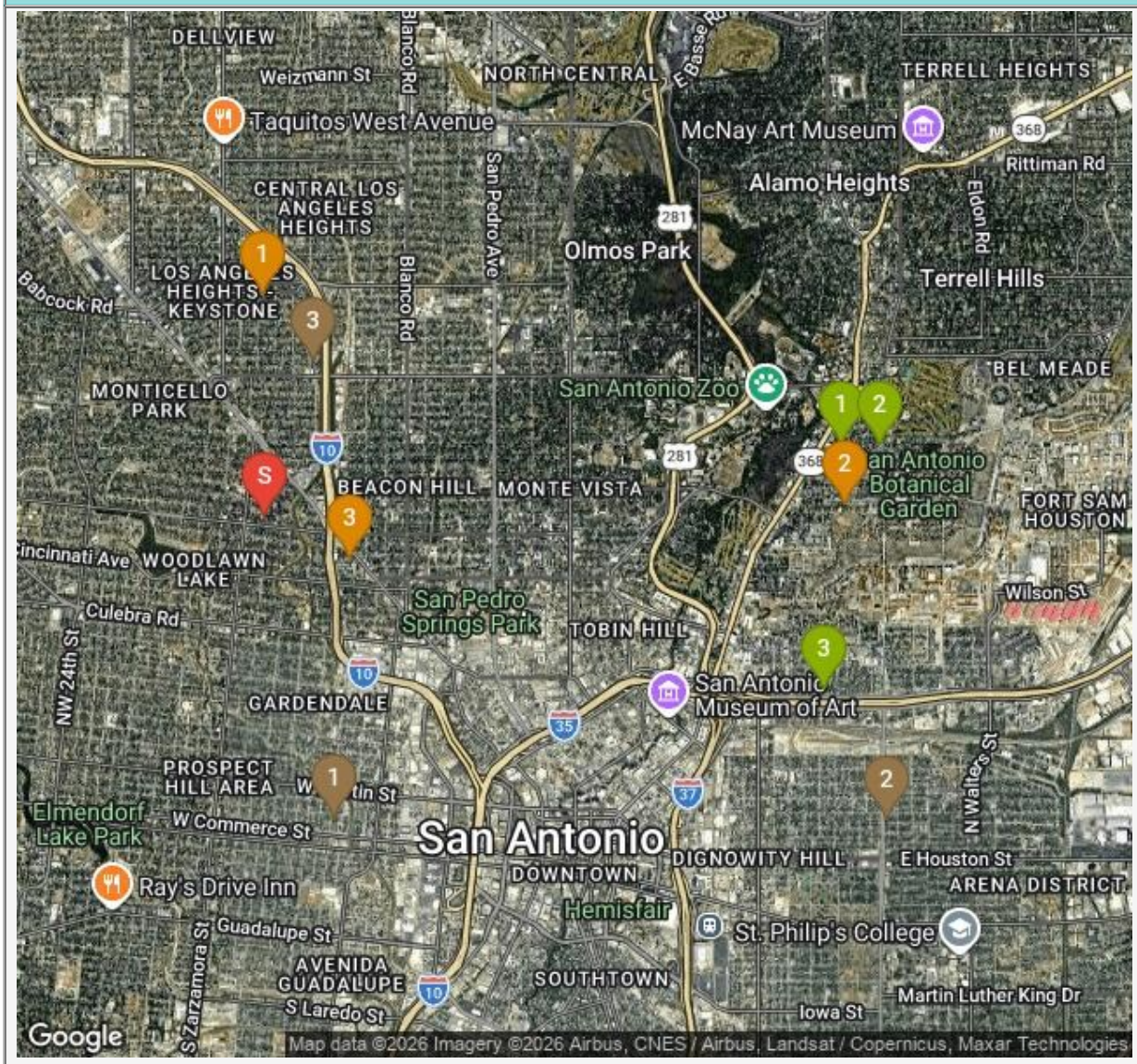
List 2 Photo

109 Blue Bonnet

List 3 Photo

1334 W Ridgewood

Map



Map

S = SUBJECT	1606 West Mistletoe Avenue
YELLOW 1 = SALE 1	1632 W Olmos Dr
YELLOW 2 = SALE 2	330 Natalen
YELLOW 3 = SALE 3	1317 W French Place
GREEN 1 = SALE 4	215 Queen Anne
GREEN 2 = SALE 5	437 Queen Anne Ct
GREEN 3 = SALE 6	1112 Muncey
BROWN 1 = LIST 1	210 N San Jacinto
BROWN 2 = LIST 2	109 Blue Bonnet
BROWN 3 = LIST 3	1334 W Ridgewood

Additional Photos

Street 2

Side

Side

View across